



Model HP114-A, see page 11

Some features shown may be optional or added on-site by others.

Pennwest Cape Collection



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Pennwest Homes is a major producer of system-built modular homes in the northeastern United States. Well known for our innovative designs, superior construction and outstanding service and support, Pennwest also specializes in custom floor plans. Pennwest combines eye-catching curb appeal with a broad set of options to allow you to create a home uniquely your own.

Pennwest Homes is a division of The Commodore Corporation, a family-owned company with many years of experience building State Code Compliant (modular) homes.

Pennwest Cape homes are system-built by Pennwest Homes in a controlled environment and comply with state and local building codes.

The **Pennwest Cape Collection** offers flexibility and a selection of floor plans to meet varying family needs and budgets. The many available options enable you to customize and add personal touches to enhance the home of your dreams.



HP101A Kitchen

Some features shown may be optional or added on-site by others.

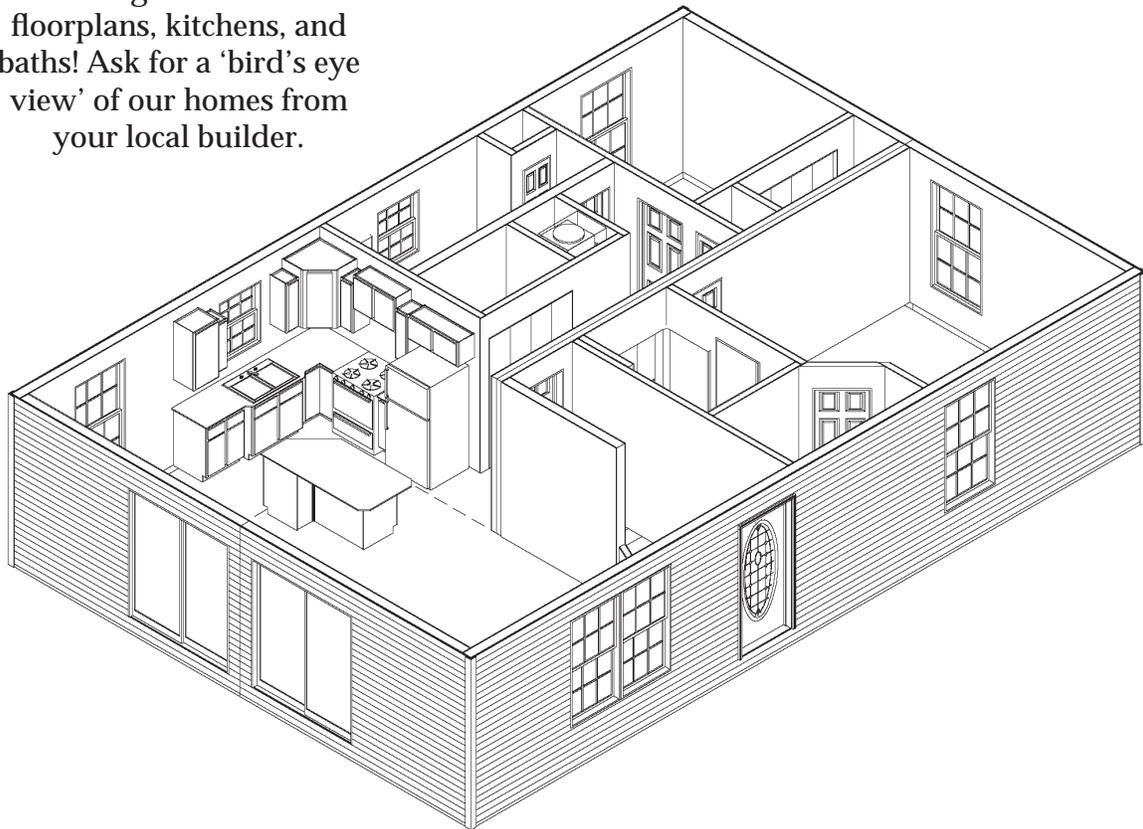
On our floorplans, you may find abbreviations or terms that may be new to you. We include these to help you understand the flexibility we offer in even our standard homes.

A:	standard freezer space, optional utility sink or bench	g.c.:	guest closet
brm:	broom closet	gdn:	garden tub
c:	ribbed-glass curio	HD:	heat duct
cab(s):	cabinet(s)	lin:	linen closet
clo:	closet	pan:	pantry
dw:	dishwasher	RA:	return air
dbl:	double, as in double shelves	R:	standard 30/36 staggered overhead cabinet, optional 36/42 staggered
dwr:	drawer or drawers	S:	standard 4" staggered overhead cabinet, optional 6" staggered
DN:	down for stairs	shlvs:	shelves
elec:	electric	tv ctr:	TV center
F:	furnace	UP:	up for stairs
fp:	fireplace	w/h:	water heater
frz:	freezer, typically with freezer space (frz spc)		



3D BIRDS EYE VIEW

Introducing 3D views of our floorplans, kitchens, and baths! Ask for a 'bird's eye view' of our homes from your local builder.



Model Shown HP101A, see page 5

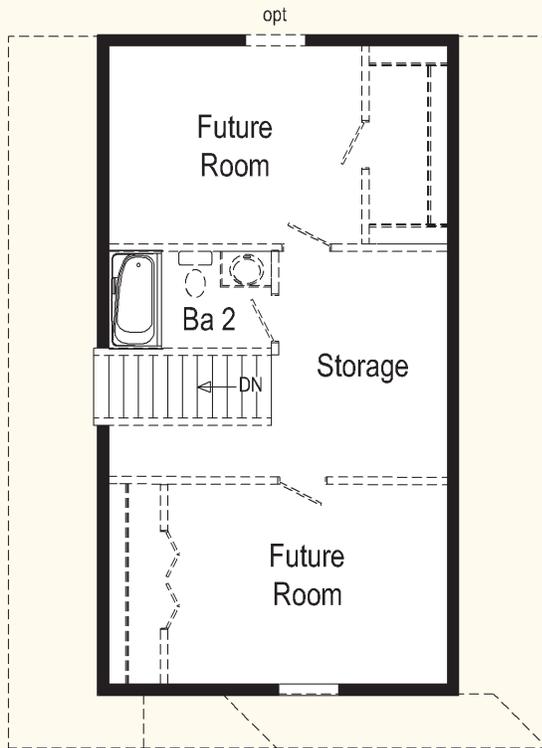


NANTUCKET

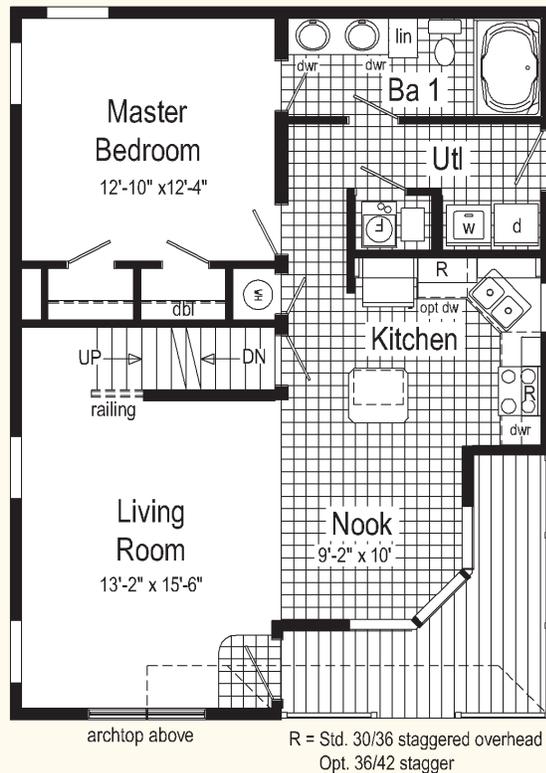
Model HP108-A
28x36

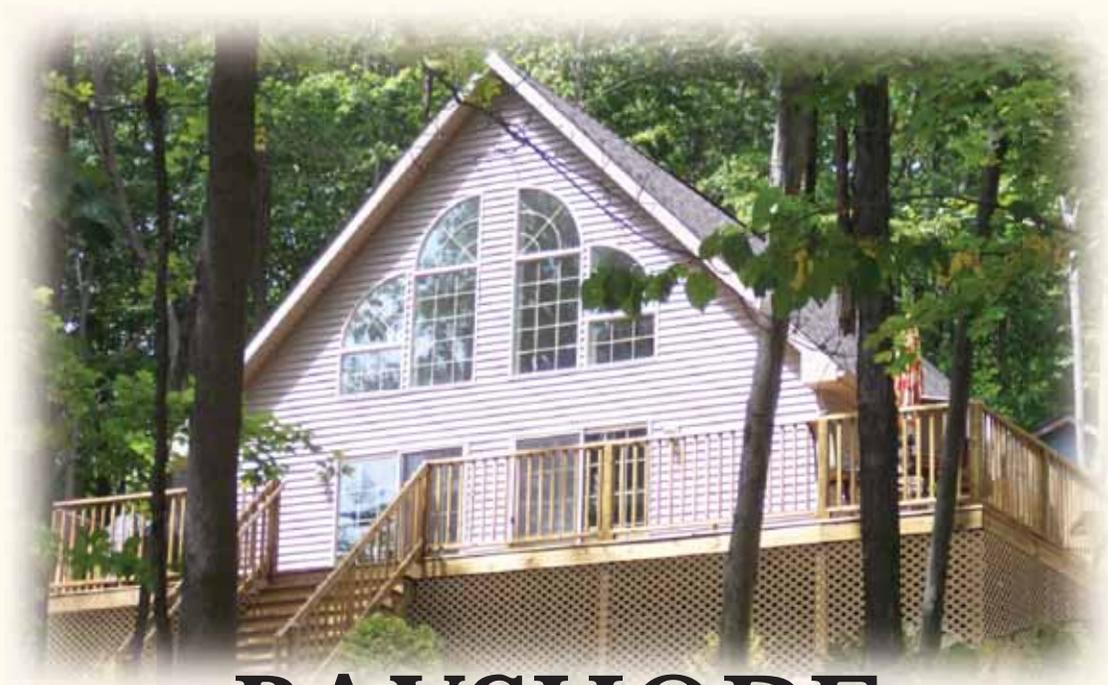
Some features shown may be optional or added on-site by others.

*Proposed
Second Floor*
Approx
606 Sq Ft



Main Floor
Approx
883 Sq Ft



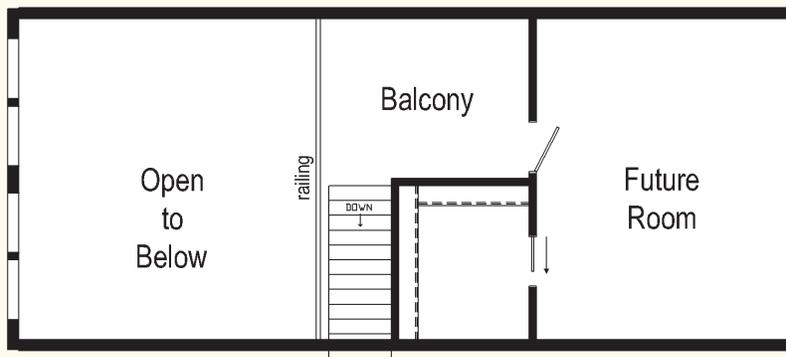


BAYSHORE

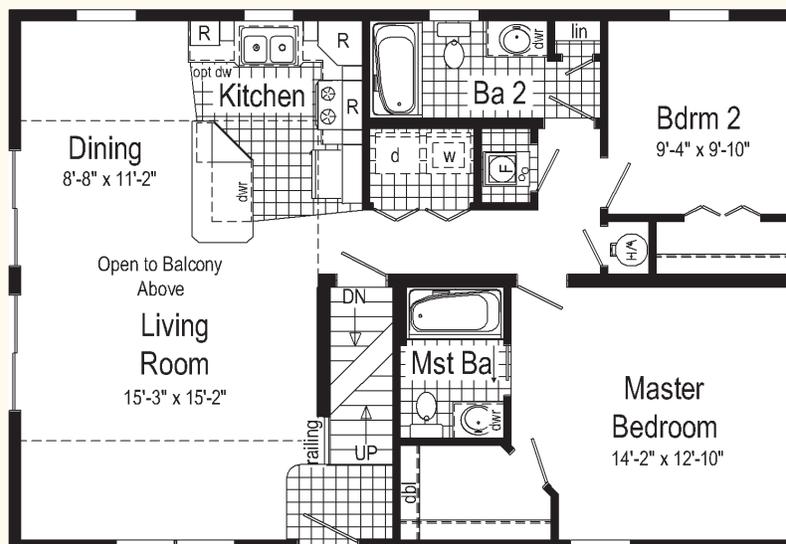
Model HP101-A
28x40

Some features shown may be optional or added on-site by others.

*Proposed
Second Floor*
Approx
448 Sq Ft



Main Floor
Approx
1093 Sq Ft



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

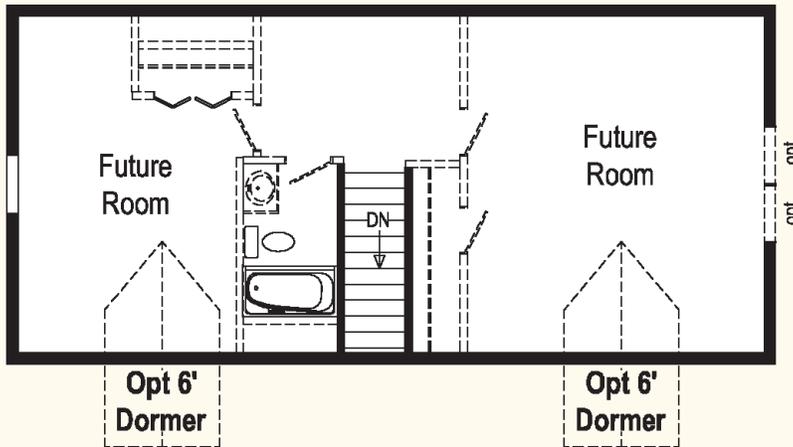


WILMINGTON

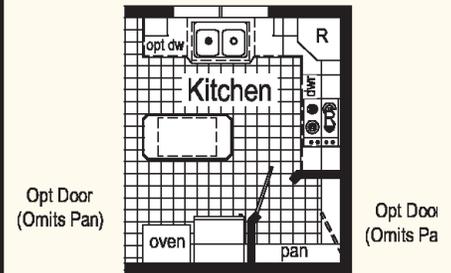
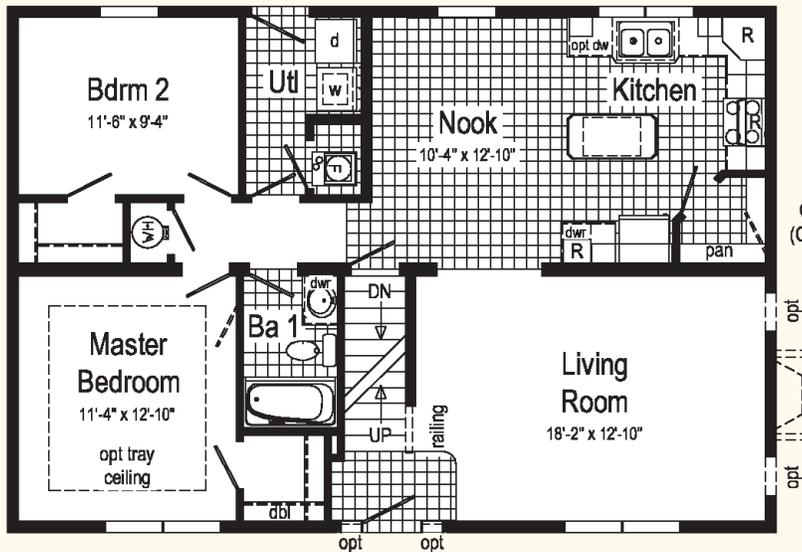
Model HP104-A
28x40

Some features shown may be optional or added on-site by others.

*Proposed
Second Floor*
Approx
740 Sq Ft

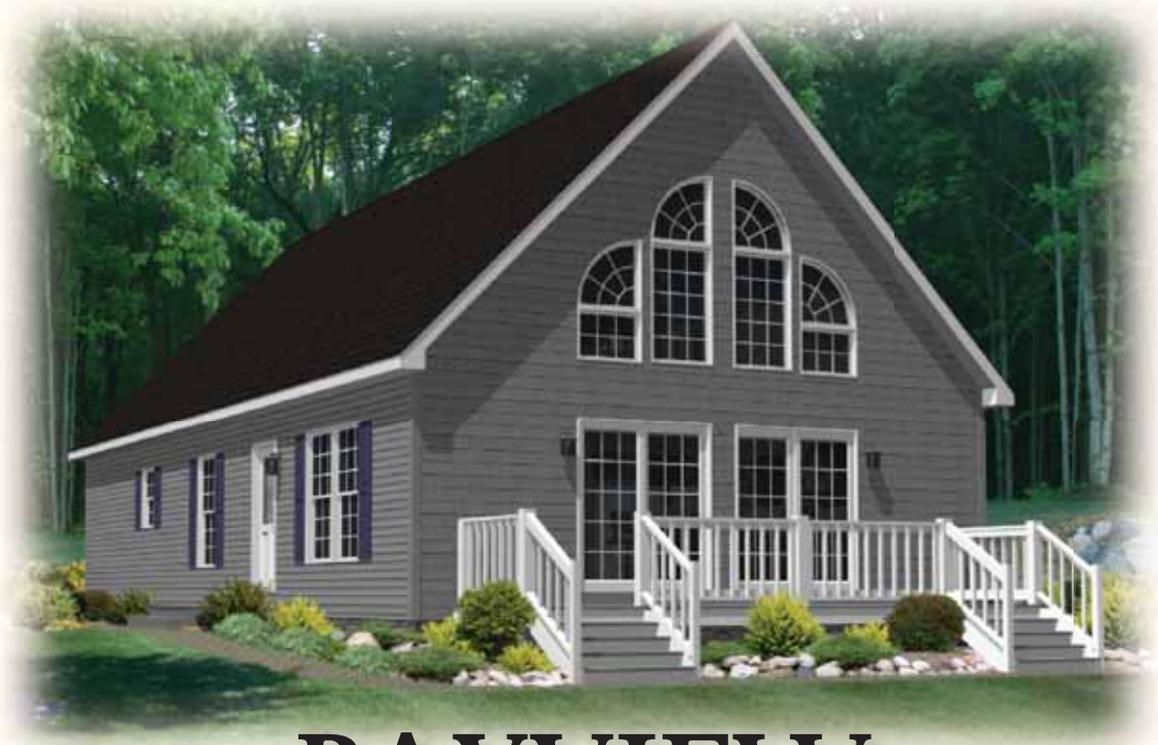


Main Floor
Approx
1093 Sq Ft



**Optional Wall Oven
& Surface Unit**

R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

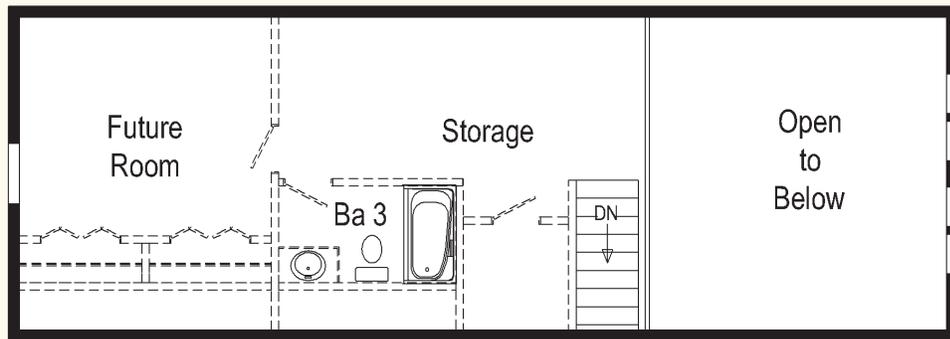


BAYVIEW

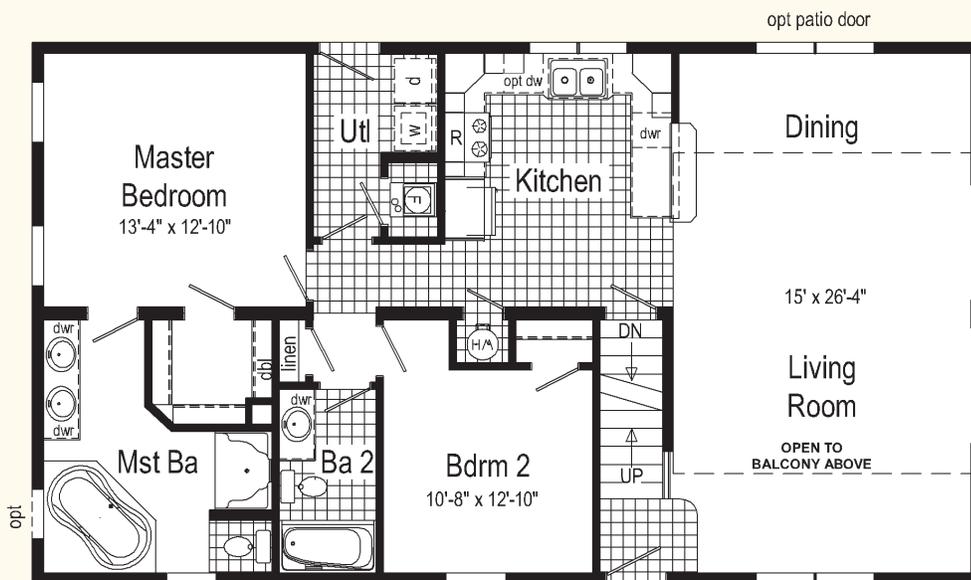
Model HP109-A
28x48

Some features shown may be optional or added on-site by others.

*Proposed
Second Floor*
Approx
545 Sq Ft



Main Floor
Approx
1312 Sq Ft



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

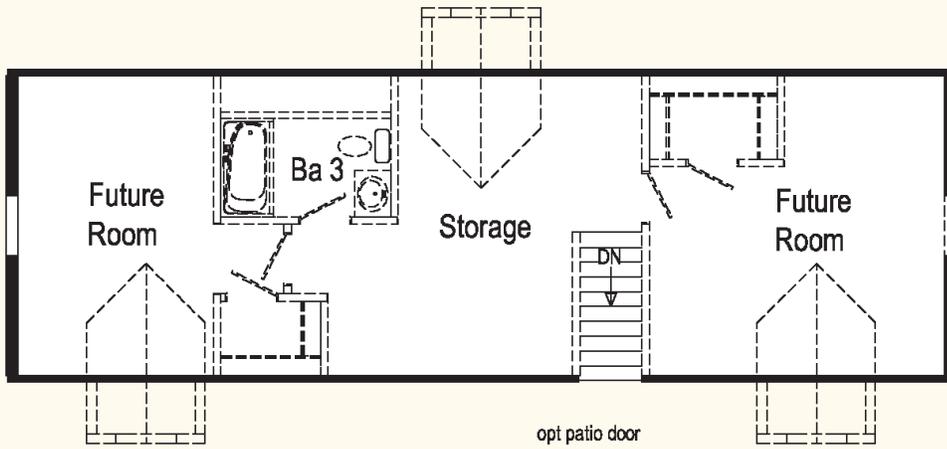


NORWICK

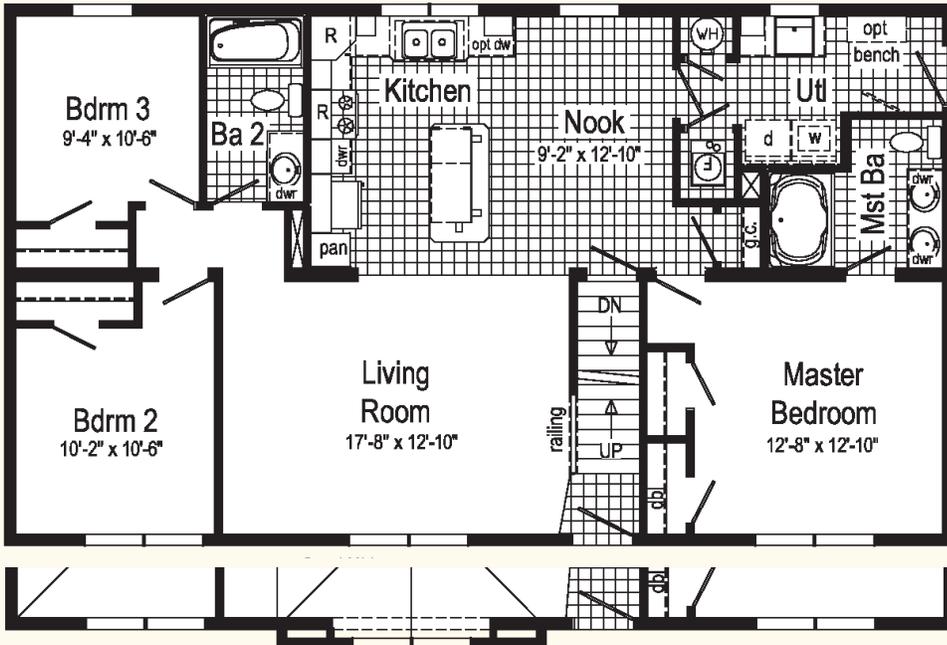
Model HP112-A
28x48

Some features shown may be optional or added on-site by others.

*Proposed
Second Floor*
Approx
760 Sq Ft



Main Floor
Approx
1312 Sq Ft

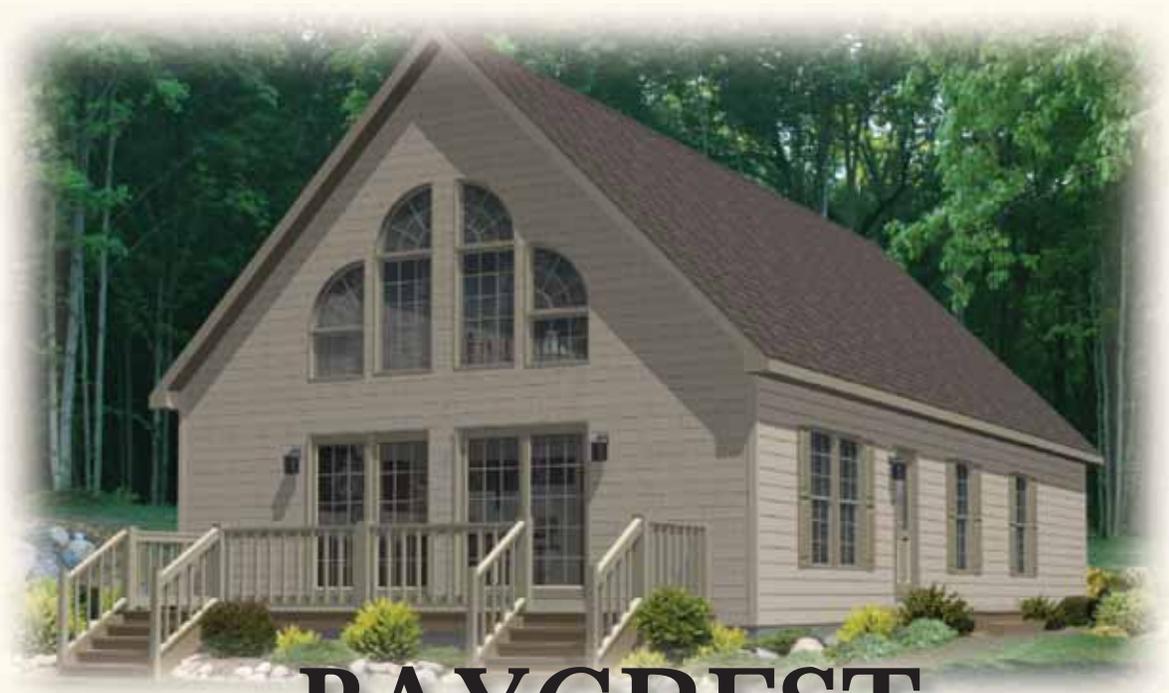


R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

Opt. 27'-4" dormer w/ bump-out

Pennwest Homes

Curb Side Exterior Options

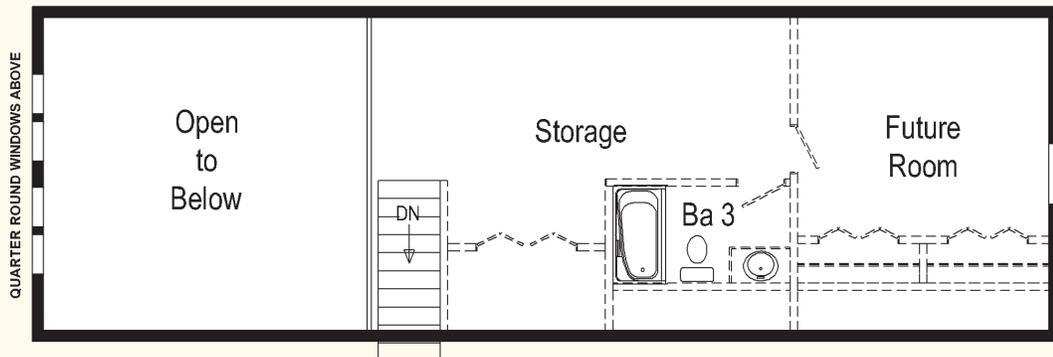


BAYCREST

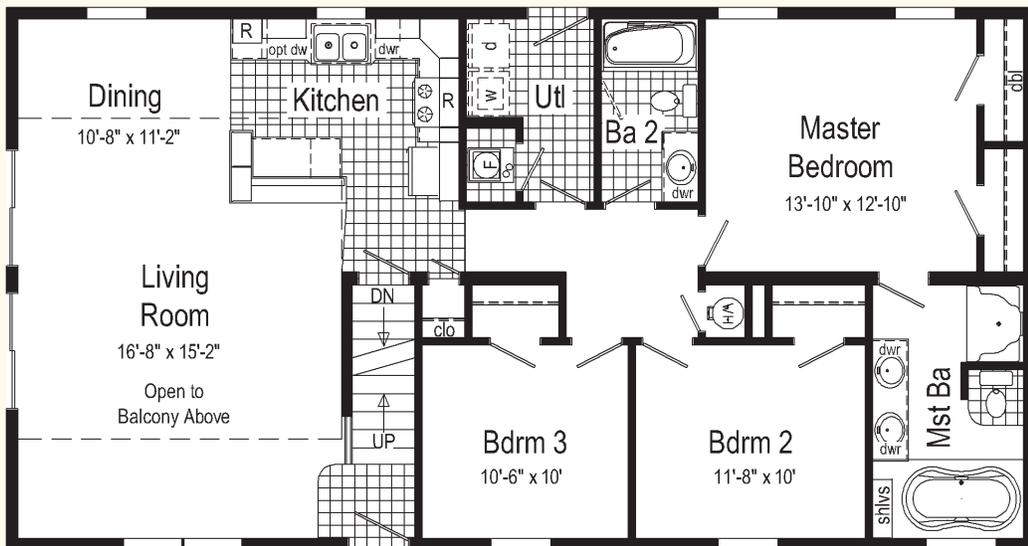
Model HP107-A
28x52

Some features shown may be optional or added on-site by others.

*Proposed
Second Floor*
Approx
621 Sq Ft



Main Floor
Approx
1421 Sq Ft



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

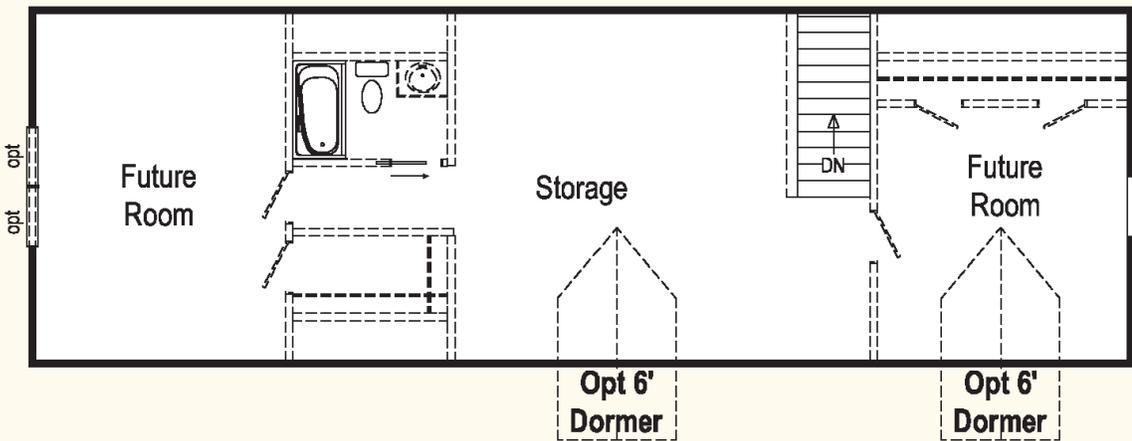


LIVINGSTON

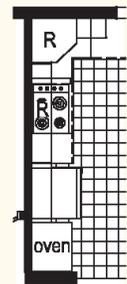
Model HP106-A
28x56

Some features shown may be optional or added on-site by others.

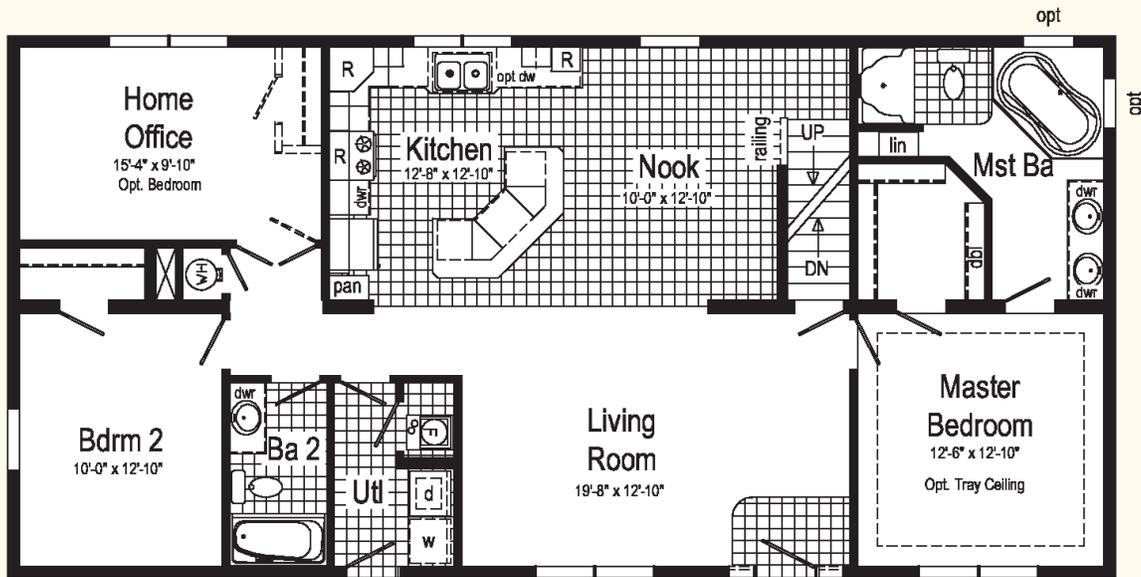
*Proposed
Second Floor*
Approx
1036 Sq Ft



*Optional Wall Oven
& Surface Unit*



Main Floor
Approx
1531 Sq Ft



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

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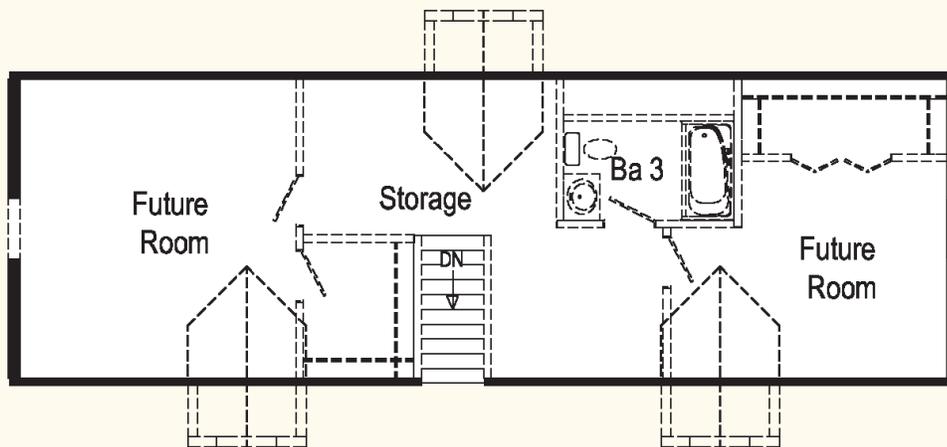


WINCHESTER

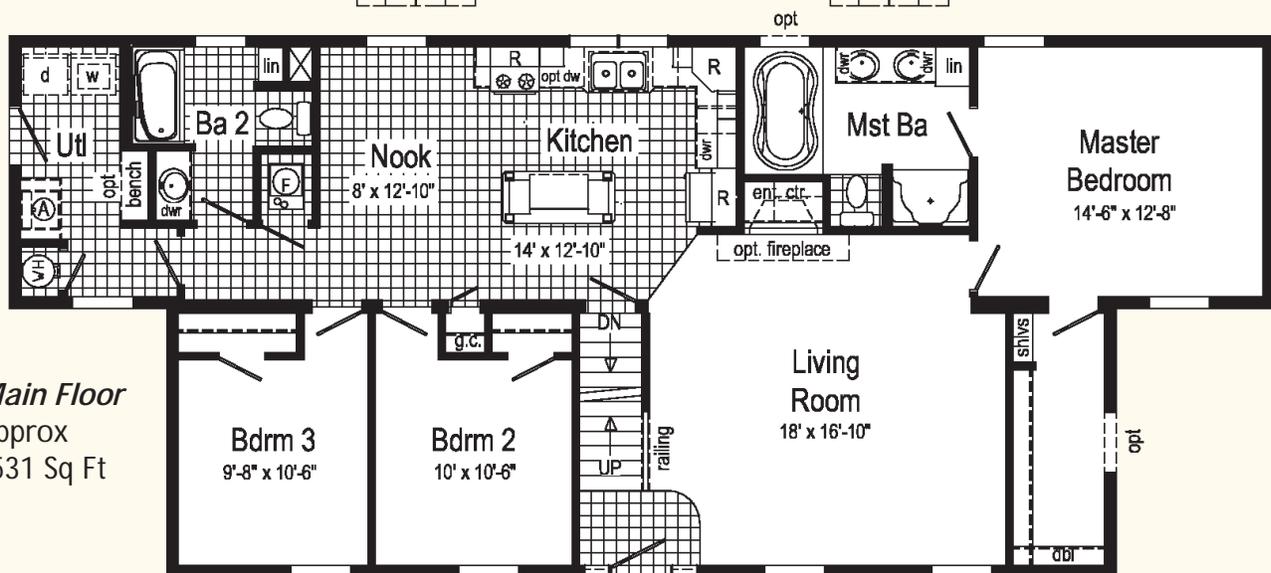
Model HP114-A
28x64/48

Some features shown may be optional or added on-site by others.

*Proposed
Second Floor*
Approx
760 Sq Ft



Main Floor
Approx
1531 Sq Ft



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

(A) = std frz spc or opt utl sink.

www.pennwesthomes.com

Pennwest Cape Included Features - 10 Year Limited Structural Warranty

HOME COMPONENTS

Complete Water Lines Supplied
Complete Electrical
Complete Heating System
Complete Air Return System
Drain and Gas Lines Stubbed
Through Floor

INTERIOR

Primed Drywall Throughout
Smooth Flat Ceiling Throughout
8'0" Ceiling Height
Textured Carpet with R2X Soil and Stain Resistance
Rebond Carpet Pad
Tackstrip Carpet Installation
Foyer Entry with Vinyl Flooring
No-Wax Vinyl Floor Coverings by Congoleum
5-Arm Brushed Nickel Dining Room Light with Alabaster Glass Shades
Brushed Nickel Pendant Nook Light
Raised Grain Flush Pre-Hung Doors with Mortise Hinges
Lever Interior Passage Sets
Smoke Detectors with Battery Back-Up
Wire Shelving in Guest Closet
Hardwood Stained Moldings Throughout



KITCHEN

KCMA Certified Cabinetry
Hardwood Flat Panel Cabinet Doors
Hardwood Cabinet Face Frames
Upgrade Cabinet Hardware
Hidden Cabinet Hinges
Staggered Overhead Cabinets
Hardwood Crown Molding with Rope Insert on Overhead Cabinets
Adjustable Shelves in Overhead Cabinets
Drawer-Over-Door Base Cabinets
Dovetail Drawer Construction
Deluxe 75# Drawer Guides
Base and Center Shelves in Base Cabinets
High-Pressure Laminate Countertops with Beveled Edge
6" Ceramic Backsplash
No-Wax Vinyl Floor Coverings by Congoleum
Extended Sink Cabinet
Stainless Steel Sink-33x22x8
Huntington Brass Brushed Nickel Single Lever Faucet
Tip-Out Trays at Sink - Most Models
Lazy Susan - Most Models

4 Pennwest Way - St Rd 38 - Emlenton PA 16373
724-867-0047

Electric heat is not available in any models for the state of New York.

Proposed Second Floor: All design, materials and construction are to be built to local codes and are the responsibility of the on-site builder. Light, vent and egress are also the responsibility of the on-site builder. All descriptive representations of the products on this brochure are believed to be correct at the time of publication. However, due to continued product improvement and changes in suppliers, design and production, accuracy cannot be guaranteed. Therefore, equipment colors, material specifications, prices and model availability are subject to change without notice. AP107315 5M 4/12

APPLIANCES

30" Deluxe Gas Range
Power Range Hood With Light
18 Cubic Foot, No-Frost Refrigerator

BATHS

60" One-Piece Fiberglass Tub/Showers
Large 48" One-Piece Fiberglass Shower with Glass Door in Glamour Baths
72" Fiberglass Colorado Tub in Glamour Baths
Tub Overflows
Decorative Mirror Treatments In Glamour Baths
1.6 Gallon Per Flush Elongated Toilets
China Stool, Tank and Lid
China Sinks with Overflows and Pop-Up Drains
6" Ceramic Backsplash at Vanities
6" Ceramic Backsplash at Tub Deck
High-Pressure Laminate Countertops with Beveled Edge
Lighted Vent Fan in Each Bath
Hardwood Flat Panel Cabinet Doors
Hardwood Cabinet Face Frames
Upgrade Cabinet Hardware
Hidden Cabinet Hinges
Vanities with Drawers
Dovetail Drawer Construction
36" High Vanities in Master Baths
33" High Vanities in Secondary Baths
Huntington Brass Brushed Nickel Faucets
Anti-Scald Valves on Showers and Tubs

BEDROOMS

Ceiling Lights
Egress Window Each Bedroom
Wire Shelving with All-Slide Rods in Wardrobes
30" Interior Passage Doors
Switched Light in All Walk-In Closets

UTILITIES

Washer and Dryer Area
200 AMP Electrical Service
Plumb and Wire for Washer
Wire for Dryer
50 Gallon Electric Water Heater with Pan
Energy Efficient 90 Plus Gas Furnaces Sized to Home

ECO  FIRST

Pennwest Homes are system-built in a controlled environment and comply with state and local building codes.

UTILITIES (cont.)

Programmable Thermostat with 5-Wires
Perimeter Heat System
Fiberglass Heat Ducts
Air Return System
Main Water Line Shut-Off Valve
Water Shut-Off Valves Where Accessible
One Exterior Water Faucet

INSULATION

R-19 Fiberglass Insulation in Walls
R-33 Avg. Blown Insulation in Ceiling

EXTERIOR

Essex Lavastone Lantern Light at Front Door
Patina Aluminum Coach Light at Rear Door
Two GFI-Protected Exterior Receptacles
Vinyl Ship Lap Siding
O.S.B. Sheathing Under Siding
Wind Wrap Air Infiltration Barrier
12/12 Pitch Shingle Roof with 12" Eaves on Cape Homes
Architectural Shingles
Ridgevent Roof Ventilation System
Ice Shield
38x82 Pre-Finished Fiberglass 6-Panel Front Door with Leaded Glass Window, and Deadbolt Lock
38x82 Pre-Finished Fiberglass 6-Panel Rear Door with Deadbolt Lock
Large Vinyl Insulated Argon Filled Windows with Low-E Glass, Grids and Wood Sills
15" Raised Panel Shutters on Front Door Side

CONSTRUCTION

2x10 Transverse Floor System on 16" Centers with 23/32" OSB Floor Decking**
2x6 Exterior Walls on 16" Centers**
2x4 Interior Walls
90 Mile Exposure C Wind Load Design
40# Roof Load Design

****NOTE: Spacing for Framing Members may vary due to Design Requirements.**



www.pennwesthomes.com

Your Independent Retailer is:



BAYSHORE HOMES

14221 Conneaut Lake Rd.
Meadville, PA 16335

Ph: 814-382-9531
Fax: 814-382-8837

www.BayshoreHomesINC.com

YOUR PURCHASE CONTRACT INCLUDING OPTIONS IS WITH YOUR RETAILER WHO IS AN INDEPENDENT CONTRACTOR, NOT OUR AGENT, AND IS RESPONSIBLE TOTALLY FOR ANY ALTERATIONS, EXCHANGES, ADDITIONS OR ATTACHMENTS MADE IN OR TO YOUR HOME.